

AUGUST 15, 2013

The Town Council met in regular session at the Town Hall at 5:00 p.m.

Present were: STRAW, GIBBS, WARRUM, WALKER, and WILSON along with Clerk-Treasurer Karla Atkins and Attorney Adam Farrar.

The following visitors were present: Don & Virginia Alsop, Betty Gibbs, Brenda Drone, Jennifer & Alvin Blaylock, Jerry Walden, David Flanders, Valerie Werkmeister, David & Carlene VanLaningham, John Taylor, Andy Weintraut, and Scott Champlin.

Councilman Walker made and Gibbs seconded a motion the minutes of the previous regular and special meetings be approved. All were in favor. Motion carried.

Councilman Gibbs announced he may do some paving.

Councilman Wilson reported some changes at the cemetery are being implemented to try and make it look nicer. He also stated part of the Town's gas usage has been locked in for the winter months.

Andy Weintraut, with Schultheis Insurance, reviewed some options on insuring the former New Harmony school building. Replacement cost coverage is no longer available on the building since it is now vacant. Therefore, the Town can choose to insure it for either the actual cash value or functional replacement cost. The annual premium for the actual cash value policy would be \$10,400. The coverage limit would be \$2 million. The annual premium for functional replacement cost coverage would be \$622. The policy limit would be \$500,000. Council members discussed increasing the limit on the functional replacement cost coverage to either \$1 million or \$1.5 million. It was noted that whatever coverage the Council chooses at this time can be changed at any time. Councilman Wilson made and Walker seconded a motion that the former New Harmony School be insured at functional replacement cost coverage for a premium of \$622., with a policy limit of \$500,000. All were in favor. Motion carried.

Councilman Gibbs made and Warrum seconded a motion the festival application for Kunstfest be approved. All were in favor. Motion carried.

David Flanders, representing the Town Plan and Historic Preservation Commission read a resolution the Commission passed regarding the Harmony Way Bridge.

Councilman Wilson stated due to the continued vacancy of the tree of life building, Council has discussed a new use for the property. He commented due to the building being located in a residential district, it might be better served by having a residential development, which would mean razing the current structure. Councilman Wilson stated if Council chooses to raze the existing structure, he thinks they need to have a development plan for the property and consider some incentives to get a developer to come in. He has spoken to an architect who said up to five homes could be built on the property. Councilman Wilson commented his idea would be for the houses to be efficient and affordable, and targeted to the 55+ age group. Councilman Gibbs agreed with this idea. Attorney Farrar stated since the estimated cost of razing the structure is less than \$75,000., formal bids would not need to be solicited. He recommended that Council obtain a minimum of three quotes and bring them back to a Council meeting. Councilman Wilson noted Council has tried to market the property with no success. President Straw will work with Councilman Wilson on getting quotes to raze the building.

Councilman Warrum read Ordinance 2013-6 in title only. This ordinance amends the zoning ordinance regarding mobile homes. Councilman Gibbs made and Wilson seconded a motion that Ordinance 2013-6 be adopted. All were in favor. Motion carried.

Clerk-Treasurer Atkins presented Ordinance 2013-7. This ordinance increases the Town's returned check charge to \$27.50. Councilman Walker made and Warrum seconded a motion that Ordinance 2013-7 be adopted. All were in favor. Motion carried.

Councilman Wilson made and Gibbs seconded a motion the claims be allowed and the Clerk pay the same. All were in favor. Motion carried.

Councilman Wilson thanked John Taylor, director of the Economic Development Partnership, for attending the meeting.

Councilman Wilson asked Council to consider leasing the former New Harmony School property for the mineral rights. He stated use of the surface can be restricted if Council chooses. Attorney Farrar stated he assisted the County with a similar transaction a few years back. The Town would not need to have the property appraised in order to lease the mineral rights. The conditions and terms of the lease would need to be put together, and they would have to be advertised, similar to an advertisement for bids.

Councilman Wilson suggested that Council consider a written farm lease for the old fairground property before October 1.

President Straw reported on complaints regarding the Marvin McDurmon property at 1017 Steammill St. Councilman Gibbs reported the Zachary Putnam property at 618 South St. is becoming unsightly. Council members agreed to send letters to both property owners.

There being no further business, the meeting was adjourned at 5:50 p.m.

Joe Straw, President of Town Council

Attest:

Karla L. Atkins, Clerk-Treasurer